



## 40 Emerton Crescent Robina QLD

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What a great opportunity to purchase a vibrant 3 bedroom + media waterfront home! With the floor plan embracing the water views, this home presents the perfect foundation for the new owners to create something truly special.

**Price** : \$ 1,060,000

**Land Size** : 475 sqm

**View** : <https://www.astras.com.au/sale/qld/gold-coast/robina/residential/house/7283095>

Boasting 12.4m to water and situated on a low maintenance 475m<sup>2</sup> allotment - this is the perfect sized home for the retiree, small family or savvy investor.

Enjoy a central Robina address within walking distance to 'Robina Common Sporting Complex' - perfect for children to kick the ball and pets to go for a walk.

Features at a glance:

- ? Single level easy-care home
- ? Prestige waterfront address
- ? 3 bedrooms, 2 bathrooms plus Media Room



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FLOOR PLAN



40 Emerton Crescent  
ROBINA

  
3 Bedrooms

  
2 Bathrooms

  
2 Car Garage

Block Size 475m<sup>2</sup>  
TOTAL FLOOR AREA  
224m<sup>2</sup> or 24 Squares

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.